

**CARMEL CITY CODE**  
**CHAPTER 10: ZONING & SUBDIVISIONS**  
**ARTICLE 1: ZONING CODE**  
**CARMEL ZONING ORDINANCE**  
**CHAPTER 17: B-6/BUSINESS DISTRICT**

- 17.00 B-6/Business District.
- 17.01 Permitted Uses.
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**17.00 B-6/Business District.<sup>1</sup>**

**17.00.01 Purpose and Intent.**

The purpose of this district is to provide a location for light commercial and office uses adjacent to limited access highways. The intent is to permit these uses to develop in an area of high commercial potential utilizing access roads and existing secondary streets and roads and buffering surrounding residential uses.

**17.00.02 Plan Commission Approval.**

- A. Development Plan. The Commission shall review the Development Plan (DP) of any proposed use of any Lot or parcel of ground within the B-6 District prior to the issuance of an Improvement Location Permit by the Department. See Section 24.02: Development Plan.
- B. Architectural Design, Exterior Lighting, Landscaping and Signage. To insure the compatibility of the proposed use with adjoining areas, the Commission shall review the Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS) application of any proposed use of any Lot or parcel of ground within the B-6 District prior to the issuance of an Improvement Location Permit by the Department. Once approved by the Commission the Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS) shall not be materially or substantially changed or altered without the prior approval of the Commission.

**17.00.03 Minimum Tract Requirements.**

No parcel of ground located within the B-6 Business District shall be permitted to develop dependent upon a limited access highway for road access. All road access shall come from an existing secondary street specifically constructed for that purpose. No more than twenty-five percent (25%) of the gross acreage contained in the B-6 district shall be developed until the district is served by all utilities (public water supply, sanitary sewers and storm sewers).

**17.00.99 Application Procedure.**

- A. Development Plan. See *Section 24.99(A): Development Plan.*

<sup>1</sup> Section 17.00 amended per Ordinance No. Z-369-02, §ab-ac; Z-453-04, §ap-aq.

- B. Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS). See *Section 24.99(B): Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS)*.

### **17.01 Permitted Uses.<sup>2</sup>**

See *Appendix A: Schedule of Uses*.

#### **17.01.01 Minimum Area Requirements:**

<u>Use</u>	<u>Minimum Area</u> (Acres)
Stadium or coliseum	Five (5)

#### **17.01.02 Other Requirements:**

<u>Use</u>	<u>Other requirements</u> :
Hospital	Must be developed using sanitary sewers
Hotel, motel	Must be developed using sanitary sewers

### **17.02 Special Uses & Special Exceptions.<sup>3</sup>**

- A. See *Appendix A: Schedule of Uses*.  
 B. See *Chapter 21: Special Uses & Special Exceptions* for additional regulations.

#### **17.02.01 Minimum Area Requirements:**

<u>Use</u>	<u>Minimum Area</u> (Acres)
Day nursery	One (1)
Plant nursery	Ten (10)

#### **17.02.02 Other Requirements:**

<u>Use</u>	<u>Other requirements</u> :
Roadside sales stand	Permit issued for a temporary use - six (6) months per year maximum

### **17.03 Accessory Buildings and Uses.<sup>4</sup> See also *Section 25.01*.**

### **17.04 Height and Area Requirements** (See *Chapter 26: Additional Height, Yard, & Lot Area Regulations* for additional requirements.)

#### **17.04.01 Maximum Height: One hundred (100) feet.**

<sup>2</sup> *Section 17.01* amended per *Ordinance No. Z-415-03, §al.*

<sup>3</sup> *Section 17.02* amended per *Ordinance No. Z-365-01; Z-415-03, §am; Z-453-04, §ar.*

<sup>4</sup> *Section 17.03* amended per *Ordinance No. Z-369-02, §ad.*

17.04.02 Minimum Front Yard: Sixty (60) feet.

17.04.03 Minimum Side Yard:

1. All residential uses: Thirty (30) feet;
2. All other uses: Sixty (60) feet.

17.04.04 Minimum Aggregate of Side Yard:

1. All residential uses: Sixty (60) feet;
2. All other uses: One hundred twenty (120) feet.

17.04.05 Minimum Rear Yard:

1. All residential uses: Thirty (30) feet;
2. All other uses: Sixty (60) feet.

17.04.06 Minimum Lot Width:

1. Single-family dwelling: Eighty (80) feet;
2. All other uses: One hundred (100) feet.

17.04.07 Minimum Lot Size: All lots shall contain a minimum of ten thousand (10,000) square feet per single- or two-family dwelling and for all business uses when serviced by community water system and a community sanitary sewer system. A lot for a multiple-family dwelling shall contain a minimum of five thousand (5,000) square feet per dwelling unit when serviced by a community water system and a community sewer system. Twenty-five thousand (25,000) square feet shall be added to the minimum lot size if a community sanitary sewer system does not service the lot and eight thousand, five hundred sixty (8,560) square feet shall be added if a community water system does not service the lot. Five thousand (5,000) square feet may be deducted from the minimum lot size add-ons for private water and sewer systems if an adequate drainage system, such as through the use of perimeter tile drains, increased pad elevations, and a storm sewer system with an adequate drainage outlet, is used to alleviate surface and ground water problems.

17.04.08 Minimum Ground Floor Area:

1. Single-family dwelling: One thousand (1,000) square feet;
2. Two- and Multiple-family dwelling: Eight hundred (800) square feet per dwelling unit;
3. All other uses: Nine hundred (900) square feet.

17.04.09 Maximum Lot Coverage:

1. Single- and Two-family dwelling: Thirty-five percent (35%) of lot;
2. Multiple-family dwelling: Forty percent (40%) of lot;
3. All other uses: Seventy-five percent (75%) of lot.

## **17.05 Parking and Loading Berth Requirements.** (See *Chapter 27: Additional Parking & Loading Requirements* for additional requirements.)

17.05.01 All business uses, except office buildings:

1. 3,000 - 15,000 square feet gross floor area: One (1) berth.
2. 15,001 - 40,000 square feet gross floor area: Two (2) berths.
3. Each 25,000 additional square feet: One (1) additional berth.

## 17.05.02 Office buildings:

1. 100,000 or less square feet gross floor area: One (1) berth.
2. 100,001 - 300,000 square feet gross floor area: Two (2) berths.
3. Each 200,000 additional square feet: One (1) additional berth.

**17.06 Landscaping Requirements.**

Where a lot or parcel of ground used for business purposes in the B-6 District abuts, or adjoins across a street (adjoining across a limited access highway is excluded), a parcel zoned or used for residential purposes, a greenbelt or lawn area with a minimum width of thirty (30) feet shall be provided along the abutting or adjoining property line. A planting screen, consisting of suitable shrubbery, shall be planted at the time of construction of, or conversion to, a business activity and shall be maintained in order to provide effective screening at all times during the year. The shrubbery may be planted informally or in rows and shall screen parking areas, outside storage areas, loading berths, trash and refuse containers and so forth from abutting or adjoining residential properties. Vision clearance on corner lots and at the intersections of streets and driveways shall be observed and maintained. No accessory buildings or uses may be erected or pursued within the required greenbelt or lawn area with the exception of sidewalks, decorative or protective items, other landscaping items and signage as permitted by the Carmel-Clay Township Sign Ordinance. Multiple-family residential development within a B-6 District shall also be subject to the protection afforded by the landscaping requirements established herein.

**CHAPTER 17: B-6/BUSINESS DISTRICT  
AMENDMENT LOG**

<b>Ordinance No.</b>	<b>Docket No.</b>	<b>Council Approval</b>	<b>Effective Date</b>	<b>Sections Affected</b>
Z-365-01	76-01a OA	November 5, 2001	November 27, 2001	17.02
Z-369-02	160-01 OA	April 1, 2002	April 1, 2002	17.00.02; 17.00.03; 17.03 Spring 2002 v2
Z-415-03	39-02 OA	November 17, 2003	November 18, 2003	17.01; 17.02 Autumn 2003 v1
Z-453-04	150-02 OA	August 16, 2004	August 16, 2004	17.00.02; 17.00.99; 17.02 Summer 2004 v1